

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:		PJs in State: 11					
% of Funds Committed	96.66 %	96.91 %	7	96.48 %	50	53	
% of Funds Disbursed	92.98 %	91.66 %	5	89.00 %	65	67	
Leveraging Ratio for Rental Activities	2.91	7.7	9	4.81	39	34	
% of Completed Rental Disbursements to All Rental Commitments***	88.09 %	89.09 %	7	83.25 %	24	33	
% of Completed CHDO Disbursements to All CHDO Reservations***	97.89 %	75.81 %	1	70.99 %	92	94	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.33 %	83.13 %	7	81.75 %	45	47	
% of 0-30% AMI Renters to All Renters***	45.83 %	46.16 %	6	45.84 %	47	48	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.50 %	1	96.12 %	100	100	
Overall Ranking:			In State: 4 / 11		Nationally: 72 74		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$59,506	\$19,240		\$27,889	48 Units	42.50 %	
Homebuyer Unit	\$32,233	\$7,264		\$15,632	58 Units	51.30 %	
Homeowner-Rehab Unit	\$0	\$20,001		\$21,037	0 Units	0.00 %	
TBRA Unit	\$1,609	\$2,989		\$3,206	7 Units	6.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Greeley CO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.0 %

1.2 %

R.S. Means Cost Index: 0.8

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	39.6	17.2	0.0	0.0
Black/African American:	2.1	0.0	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	58.3	82.8	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	56.3	0.0	0.0	0.0
2 Persons:	8.3	8.6	0.0	0.0
3 Persons:	8.3	22.4	0.0	0.0
4 Persons:	10.4	41.4	0.0	0.0
5 Persons:	8.3	19.0	0.0	0.0
6 Persons:	6.3	6.9	0.0	0.0
7 Persons:	2.1	1.7	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	43.8	1.7	0.0	0.0
Elderly:	10.4	3.4	0.0	0.0
Related/Single Parent:	18.8	41.4	0.0	0.0
Related/Two Parent:	25.0	48.3	0.0	0.0
Other:	2.1	5.2	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	37.5	0.0 [#]
HOME TBRA:	0.0	
Other:	45.8	
No Assistance:	16.7	

of Section 504 Compliant Units / Completed Units Since 2001 62

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Greeley State: CO Group Rank: 72
 (Percentile)
 State Rank: 4 / 11 PJs Overall Rank: 74
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	88.09	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	97.89	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.33	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0.94	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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